

Connells

Hampden House, Hitchin Road, Arlesey.

Hampden House, Hitchin Road, Arlesey, SG15 6AR.

For sale guide price **£220,000**







Property Description

Hampden House, Hitchin Road, Arlesey provides excellent transport links by road or rail to London and the commute by train to King's Cross and St Pancras takes just 38 minutes. It also has direct access to the A507, A602 and the A1 motorway, making it an ideal choice for first time buyers and commuters.
Arlesey benefits from a good range of amenities including village stores, post offices, medical practice & pharmacy, pubs, restaurant plus beauty salons & barbers. The larger towns of Hitchin and Letchworth are just a short drive away with plenty to offer including many restaurants, high street stores, cafes, pubs, banks, cinema and leisure centre.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Key Features

En suite to master bedroom.
Allocated parking plus visitor bays.
Modern apartment immaculately presented throughout.
Open plan living.
Lovely walks and sunset views.
Spacious accommodation.
Secure entry phone system.
High street location.

Internal

Entrance Hall
Intercom phone entry system, entrance door, and carpet laid throughout.

Lounge
Double glazed window, carpet laid throughout, and radiator fitted.

Kitchen
Fully fitted kitchen suite comprising of a selection of grey gloss wall and base units with worktop surround, integrated oven with electric hob and extractor fan, washing machine and dishwasher, sink-drainer, and tiled flooring laid throughout.

Master Bedroom
Double glazed window, carpet laid throughout, and radiator fitted.

En Suite
Fitted suite comprising of a shower cubicle, WC, wash-hand-basin, extractor fan, heated-towel-rail, and part-tiled walls and tiled flooring laid throughout.

Bedroom Two
Double glazed window, carpet laid throughout, and radiator fitted.

Bathroom
Fitted suite comprising of a bath-tub, WC, wash-hand-basin, heated-towel-rail, extractor fan, part-tiled walls and tiled flooring laid throughout.

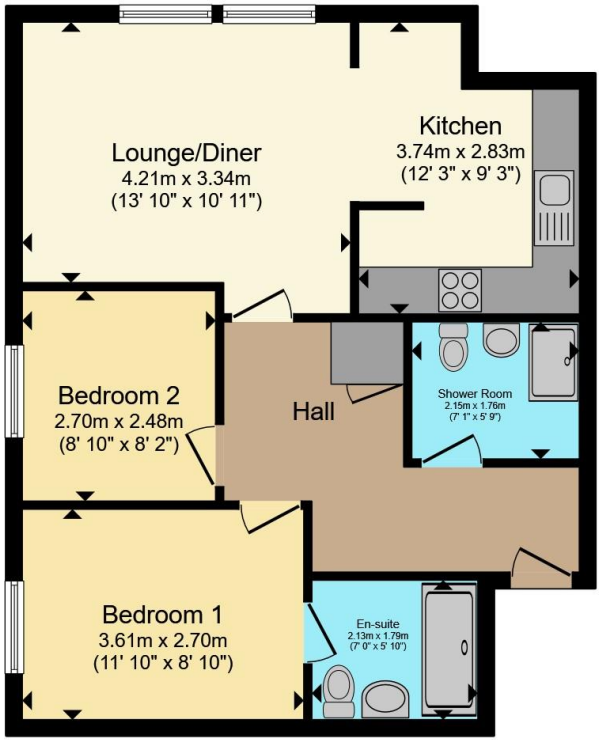
External

Parking
One allocated parking space to the rear of the property. Visitor bays also available.

Agent Notes:
Tenure: Leasehold.
Length of lease: 125 years from 2019, 118 years remaining.
Annual ground rent: £206.70.
Annual service charge: £2784.
(Vendor advises).











Total floor area 60.1 m² (647 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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6 Station Parade
LETCHWORTH SG6 3AR

EPC Rating: E

Council Tax Band: B

Service Charge: 2784.00

Ground Rent: 206.70

Tenure: Leasehold

view this property online connells.co.uk/Property/LCH309797

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Oct 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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